

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PROPERTY AT 38-44
CATAWBA STREET, ROXBURY, IN THE WASHINGTON
PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Urban Renewal Projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, King-Catawba-Bison Realty Trust is a firm specializing in the rehabilitation of substandard buildings and has undertaken the rehabilitation of six properties in the Catawba-Laurel St. area and has submitted a proposal to purchase and rehabilitate the property located at 38-44 Catawba St., Roxbury, hereinafter referred to as the Property;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. That previous Authority actions with regard to the establishment of a minimum disposition price and the demolition of the Property are hereby rescinded.

2. That said King-Catawba-Bison Realty Trust is hereby designated Redeveloper of the Property subject to:

(a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development.

(b) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

3. That disposal of said Property by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby determined that the King-Catawba-Bison Co. possesses the qualifications and financial resources necessary to acquire and develop the Property in accordance with the Urban Renewal Plan for the Project Area.

5. That a new minimum disposition price of \$250.00 is hereby approved and determined to be not less than the fair value of the parcel for use in accordance with the Urban Renewal Plan for the Project Area.

6. That the Development Administrator is hereby authorized for and in behalf of the Authority to execute and deliver an amendment to the Land Disposition Agreement between the Authority and King-Catawba-Bison Realty Trust in consideration of a purchase price of Two Hundred and Fifty (\$250.00) Dollars and the Buyer's Agreement to rehabilitate the Property, commencing the rehabilitation within thirty (30) days of the date of conveyance and effecting completion within two hundred and seventy (270) days thereafter, such amendment to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interests of the Authority;

That the Development Administrator is further authorized to execute and deliver a deed conveying said Property pursuant to such amendment after such time as evidence of financing has been received; and that the execution by the Development Administrator of such amendment and deed to which a certificate of this vote is attached, shall be conclusively deemed authorized by this Resolution and conclusive evidence that the terms and provisions thereof are deemed by the Development Administrator proper and in the best interests of the Authority.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure." (Federal Form H-6004)

MEMORANDUM

July 21, 1966

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: 38-44 Catawba Street
Washington Park Urban Renewal Area

On June 16, 1966, the Authority adopted an Order of Taking concerning the above property with the intention that it be demolished to remove a blighting influence from the area. This action was taken as the result of a report submitted to the Authority on June 2, 1966.

Subsequently, the developers of six rehabilitation properties in the Catawba-Laurel Street area, King-Catawba-Bison Realty Trust have requested an opportunity to rehabilitate this structure in accordance with B.R.A. and F.H.A. specifications, as outlined in the attached letter.

In September of 1965, the Authority voted a minimum disposition price for the parcel of \$300.00. Last February U.R.A. established a minimum disposition price of \$750.00 for this property, but has indicated that it would be receptive to a request that it be reduced to \$250.00 because of the time lapse and the vandalism factor.

It is the opinion of the Staff that in view of the interest expressed by King-Catawba, and for the sake of preserving the architectural continuity of the Catawba St. area, 38-44 Catawba St. be retained, a new minimum disposition price of \$250.00 be established, and the Land Disposition Agreement by and between Boston Redevelopment Authority and King-Catawba-Bison Realty Trust be amended to include this property.

An appropriate resolution is attached.

Attachment

